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**GILA COUNTY**  
[www.gilacountyaz.gov](http://www.gilacountyaz.gov)

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1400 E. Ash Street  
Globe, AZ 85501

**SERVICE AGREEMENT NO. 022415-1**  
**MAJOR REHABILITATION PROJECT NO. HH#3140**

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between Gila County, a political subdivision of the State of Arizona hereinafter designated the County, and Rodriguez Constructions, Inc. of the City of Miami, State of Arizona, hereinafter designated the Contractor.

**WITNESSETH:** The Contractor, for and in consideration of the sum to be paid him by the County, in the manner and at the time hereinafter provided, and of the other covenants and agreement's herein contained, hereby agrees, for himself, his heirs, administrators, successors, and assigns as follows:

**ARTICLE 1 - SCOPE OF SERVICES:** The Contractor shall provide the services and products listed in the Scope of Work below for Major Rehabilitation Project No. HH#3140, and shall do so in a good, workmanlike and substantial manner and to the satisfaction of the County under the direction of the Office of Community Services Housing Manager or designee.

All work performed by the Contractor shall be completed to local codes and regulation per Gila County and the State of Arizona and consistent with all Major Rehabilitation guidelines.

Scope of Work: Refer to attached Attachment "A" to Service Agreement No. 022415-1, by mention made a binding part of this agreement as set forth herein.

Contractor Fee's: Refer to Attachment "A" to Service Agreement No. 022415-1, by mention made a binding part of this agreement as set forth herein.

**ARTICLE 2 - TERMINATION:** The County reserves the right to terminate the Contract, in whole or in part at any time, when in the best interest of the County, without penalty or recourse. Upon receipt of the written notice, the Contractor shall stop all work as directed in the notice. If the contract is terminated, the County shall be liable only for the services rendered under this contract and accepted material received by the County before the effective date of termination.

**ARTICLE 3 - INDEMNIFICATION:** Contractor shall indemnify, defend, save and hold harmless the County of Gila and its officers, officials, agents, and employees (hereinafter referred to as "Indemnatee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Contractor or any of its owners, officers, directors, agents, employees or subcontractors. This indemnity includes any claim or amount

arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnatee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnatee, be indemnified by Contractor from and against any and all claims. It is agreed that Contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. In consideration of the award of this contract, the Contractor agrees to waive all rights of subrogation against the County, its officers, officials, agents and employees for losses arising from the work performed by the Contractor for the County.

**ARTICLE 4 - INSURANCE REQUIREMENTS:** Contractor and subcontractors shall procure and maintain until all of their obligations have been discharged, including any warranty periods under this Contract are satisfied, insurance against claims for injury to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

The insurance requirements herein are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract. The County in no way warrants that the minimum limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this contract by the Contractor, his agents, representatives, employees or subcontractors and Contractor is free to purchase additional insurance as may be determined necessary.

A. **MINIMUM SCOPE AND LIMITS OF INSURANCE:** Contractor shall provide coverage with limits of liability not less than those stated below.

1. **Commercial General Liability - Occurrence Form**

Policy shall include bodily injury, property damage and broad form contractual liability coverage.

• General Aggregate	\$2,000,000
• Products - Completed Operations Aggregate	\$1,000,000
• Personal and Advertising Injury	\$1,000,000
• Each Occurrence	\$1,000,000

a. The policy shall be endorsed to include the following additional insured language: "The County of Gila shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Contractor".

2. **Worker's Compensation and Employers' Liability**

Workers' Compensation	Statutory
Employers' Liability	
Each Accident	\$100,000
Disease - Each Employee	\$100,000
Disease - Policy Limit	\$500,000

a. Policy shall contain a **waiver of subrogation** against the County of Gila.

3. **Professional Liability (Errors and Omissions Liability)**

Each Claim	\$1,000,000
Annual Aggregate	\$2,000,000

a. In the event that the professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of two (2) years beginning at the time work under this Contract is completed.

- B. **ADDITIONAL INSURANCE REQUIREMENTS:** The policies shall include, or be endorsed to include, the following provisions:
1. On insurance policies where the County of Gila is named as an additional insured, the County of Gila shall be an additional insured to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by this Contract.
  2. The Contractor's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.
  3. Coverage provided by the Contractor shall not be limited to the liability assumed under the indemnification provisions of this Contract.
- C. **NOTICE OF CANCELLATION:** Each insurance policy required by the insurance provisions of this Contract shall provide the required coverage and shall not be suspended, voided, canceled, reduced in coverage or endorsed to lower limits except after thirty (30) days prior written notice has been given to the County. Such notice shall be sent directly to **Gila County Purchasing Department, 1400 E. Ash St., Globe, AZ, 85501** and shall be sent by certified mail, return receipt requested.
- D. **ACCEPTABILITY OF INSURERS:** Insurance is to be placed with insurers duly licensed or approved unlicensed companies in the state of Arizona and with an "A.M. Best" rating of not less than B+ VI. The County in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.
- E. **VERIFICATION OF COVERAGE:** Contractor shall furnish the County with certificates of insurance (ACORD form or equivalent approved by the County) as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.
- All certificates and endorsements are to be received and approved by the County before work commences.* Each insurance policy required by this Contract must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Contract or to provide evidence of renewal is a material breach of contract.
- All certificates required by this Contract shall be sent directly to **Gila County Purchasing Department, 1400 E. Ash St., Globe, AZ, 85501**, or emailed to Jeannie Sgroi at [jsgroi@gilcountytaz.gov](mailto:jsgroi@gilcountytaz.gov). The County project/contract number and project description shall be noted on the certificate of insurance. The County reserves the right to require complete, certified copies of all insurance policies required by this Contract at any time.
- F. **SUBCONTRACTORS:** Contractors' certificate(s) shall include all subcontractors as additional insured's under its policies or Contractor shall furnish to the County separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to the minimum requirements identified above.
- G. **APPROVAL:** Any modification or variation from the insurance requirements in this Contract shall be made by the County Attorney, whose decision shall be final. Such action will not require a formal Contract amendment, but may be made by administrative action.

**ARTICLE 5 - LEGAL ARIZONA WORKERS ACT COMPLIANCE:** Contractor hereby warrants that it will at all times during the term of this Contract comply with all federal immigration laws applicable to Contractor's employment of its employees, and with the requirements of A.R.S. § 23-214 (A) (together the "State and Federal Immigration Laws"). Contractor shall further ensure that each subcontractor who performs any work for Contractor under this contract likewise complies with the State and Federal Immigration Laws. County shall have the right at any time to inspect the books and records of Contractor and any subcontractor in order to verify such party's compliance with the State and Federal Immigration Laws.

Any breach of Contractor's or any subcontractor's warranty of compliance with the State and Federal Immigration Laws, or of any other provision of this section, shall be deemed to be a material breach of this

Contract subjecting Contractor to penalties up to and including suspension or termination of this Contract. If the breach is by a subcontractor, and the subcontract is suspended or terminated as a result, Contractor shall be required to take such steps as may be necessary to either self-perform the services that would have been provided under the subcontract or retain a replacement subcontractor as soon as possible so as not to delay project completion.

Contractor shall advise each subcontractor of County's rights, and the subcontractor's obligations, under this Article by including a provision in each subcontract substantially in the following form: "Subcontractor hereby warrants that it will at all times during the term of this contract comply with all federal immigration laws applicable to Subcontractor's employees, and with the requirements of A.R.S. § 23-214 (A). Subcontractor further agrees that County may inspect the Subcontractor's books and records to insure that Subcontractor is in compliance with these requirements. Any breach of this paragraph by Subcontractor will be deemed to be a material breach of this contract subjecting Subcontractor to penalties up to and including suspension or termination of this contract."

Any additional costs attributable directly or indirectly to remedial action under this Article shall be the responsibility of Contractor. In the event that remedial action under this Article results in delay to one or more tasks on the critical path of Contractor's approved construction or critical milestones schedule, such period of delay shall be deemed excusable delay for which Contractor shall be entitled to an extension of time, but not costs.

**ARTICLE 6 – LAWS AND ORDINANCES:** This agreement shall be enforced under the laws of the State of Arizona. Contractor shall maintain in current status all Federal, State and Local licenses and permits required for the operation of the business conducted by the Contractor. The Contractor shall comply with the applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and applicable federal regulations under the Act.

#### **ARTICLE 7- WARRANTY**

Contractor expressly warrants that all goods or services furnished under this agreement shall conform to all specifications and appropriate standards, will be new, and will be free from defects in material or workmanship. Contractor warrants that all such goods or services will conform to any statements made on the containers or labels or advertisements for such goods, or services, and that any goods will be adequately contained, packaged, marked and labeled. Contractor warrants that all goods or services furnished hereunder will be merchantable, and will be safe and appropriate for the purpose for which goods or services of that kind are normally used. If Contractor knows or has reason to know the particular purpose for which County intends to use the goods or services, Contractor warrants that such goods or services will be fit for such particular purpose. Contractor warrants that goods or services furnished will conform in all respects to samples. Inspection, test, acceptance of use of the goods or services furnished hereunder shall not affect the Contractor's obligation under this warranty, and such warranties shall survive inspection, test, acceptance and use. Contractor's warranty shall run to County, its successors, and assigns. Contractor agrees to replace or correct, at Contractor's sole cost and expense, defects of any goods or services not conforming to the foregoing warranty, or improperly installed, as well as guarantee to the County and to the Owner, against liability, losses or damage to any or all parts of the work arising from said installation during a period of two (2) years from date of completion. All guarantees will inure to the benefit of the County and the Owner, their successors or assigns, including equipment warranties, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure of Contractor to correct defects in or replace nonconforming goods or services promptly, County, after reasonable notice to Contractor, may make such corrections or replace such goods and services and charge Contractor for the cost incurred by the County in doing so. Contractor recognizes that County's requirements may require immediate repairs in reworking of defective goods, without notice to the Contractor. In such event, Contractor shall reimburse County for those costs, delays, or other damages which County has incurred.

**ARTICLE 8 - CANCELLATION:** This agreement is subject to cancellation pursuant to A.R.S. §38-511. If the Agreement is terminated, the county shall be liable only for payment for services rendered and accepted material received by the County before the effective date of termination.

**ARTICLE 9 - RELATIONSHIP OF THE PARTIES:** Contractor is an independent contractor of the County. Contractor represents that he has or will secure, at his own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees of or have any contractual relationship with the County. All personnel engaged in work under this contract shall be fully qualified and shall be authorized or permitted under State and local law to perform such services. Contractor warrants that he has obtained or will obtain Worker's Compensation Insurance for his employees working on this contract and that any subcontractors will likewise obtain Worker's Compensation Insurance for of their employees working on this contract. It is further agreed by Contractor that he shall obey all state and federal statutes, rules, and regulations which are applicable to provisions of the services called for herein. Neither Contractor nor any employee of the Contractor shall be deemed an officer, employee, or agent of the County.

**ARTICLE 10 - NON-APPROPRIATIONS CLAUSE:** Contractor acknowledges that the County is a governmental entity, and the contract validity is based upon the availability of public funding under its authority. In the event that public funds are unavailable and not appropriated for the performance of County's obligations under this contract, then this contract shall automatically expire without penalty to County after written notice to Contractor of the unavailability and non-appropriation of public funds. It is expressly agreed that the County shall only activate this non-appropriation provision as an emergency fiscal measure. The County shall not activate this non-appropriation provision for its convenience, to circumvent the requirements of this contract, or to enable the County to contract with another Contractor for the same supplies or services covered under this Addendum.

**ARTICLE 11 - ENTIRE CONTRACT CLAUSE:** The Contractor and the County have read this Contract and agree to be bound by all of its terms, and further agree that it constitutes the entire contract between the two parties and may only be modified by a written mutual contract signed by the parties. No oral agreement or oral provision outside this Contract shall have any force or effect.

**ARTICLE 12 - NON-WAIVER OF ENFORCEABILITY:** Failure of the County to enforce, at any time, any of the provisions of this Contract, or to request at any time performance by Contractor of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions, nor in any way affect the validity of this contract or any part thereof, or the right of the County to enforce each and every provision

**ARTICLE 13 - GOVERNING LAW:** Both parties agree that this Contract shall be governed by the laws of the state of Arizona. The parties further agree that the jurisdiction for any legal disputes arising out of this Contract shall be the Superior Court of the State of Arizona. The parties agree that even if this Contract does not specifically reference any provision required by state or federal law, those state and federally required provisions are incorporated into this Contract by this reference as though they were specifically listed herein.

**ARTICLE 14- TERM:** Contract shall be effective date signed by the County Manager and expires June 30, 2015.

**ARTICLE 15 - PAYMENT/BILLING:** Contractor shall be paid in three separate increments. Contractor shall present an invoice to the Finance Department upon beginning the project for one third (1/3) of the total contract amount. The second invoice for one third (1/3) of the total contract amount shall be presented to the Finance Department by the Contractor upon fifty percent (50%) of project completion. The final invoice for one third (1/3) of the total contract amount shall be presented to the Finance Department by the Contractor upon one hundred percent (100%) completion of the project. This Service Agreement No. 022415-1 is for a total flat fee of \$56,225.00 for completion of the projects as outlined in the Scope of Services.

All invoices shall be submitted to Gila County Accounts Payable, 1400 E. Ash St, Globe, Arizona and include the following information:

- Purchase Order Number
- Contract Number
- Invoice Number
- Service Location
- Vendor Name and Address
- Description of Service

Any alterations to the scope of work resulting in a change in cost must have prior written approval by the County. Any unauthorized work may result in non-payment to the vendor.

Gila County employs a "Net 15" payment term for services meaning the payment will be issued fifteen (15) days from the date the County receives the invoice from the Contractor. Purchase orders sent to the Contractor reflect these terms and conditions.

The Contractor shall have a current I.R.S. W-9 form on file with the County unless not required by law. The County shall not remit payment if the Contractor does not have a current W-9.

**IN WITNESS WHEREOF**, two (2) identical counterparts of Service Agreement No. 022415-1, each which shall include original signatures and for all purposes be deemed an original thereof, have been duly executed by the parties hereinabove named, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**GILA COUNTY BOARD OF SUPERVISORS**

\_\_\_\_\_  
Michael A. Pastor, Chairman Board of Supervisors

**RODRIGUEZ CONSTRUCTIONS, INC.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**ATTEST**

\_\_\_\_\_  
Marian Sheppard, Clerk of the Board

**APPROVED AS TO FORM**

\_\_\_\_\_  
Bryan B. Chambers, Deputy County Attorney/Civil Bureau  
Chief  
for Bradley D. Beauchamp, County Attorney

**Gila County Housing Services**  
5515 S. Apache Ave.  
P.O. Box 1254  
Globe Az. 85502  
(928)425 - 7631



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**SCOPE OF WORK****Case Number: Home 309-13-15**

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Property Information:

BID DATE:

2-19-15**CONTRACTOR INFORMATION:**

Name:

Rodriguez Construction, Inc

Address:

P.O. Box 13MIAMI AZ 85539

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Jurisdiction City of Globe  
Census: 3

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Owner:

Voice:

928-425-7244

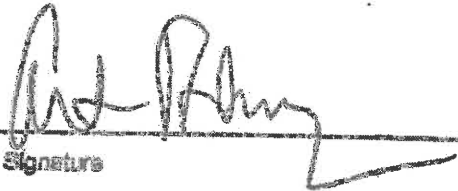
email:

RodriguezConstruction@hotmail.com

BID TOTAL \$:

56225.<sup>00</sup>

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Contractor Signature

**\*\* In addition to "Job Total Cost", all bids must include line item amounts in order to be accepted as an official bid. Bids without line item amounts will not be considered by Gila County Housing Services. \*\***

Contractor Bid

Case#

Home 309-13-18

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**LINE ITEMS - COMPLETE WRITE-UP****General requirements**

1

\$ 0**Permits and Fees**

Contractor to provide all permits and fees required to complete the job to local codes and regulations, including IBC, OSHA, Weatherization, and BPI specifications as well as all County Codes. Base this pricing only on permits you are obtaining. If no permits are needed this item is -0-.

2

\$ 0**Alternates and Suggestions**

Contractor is encouraged to suggest alternative and better methods to the rehabilitation specialist, and to notify him of items left out or discrepancies. Please use this section to show item and price. Do not add to total.

3

\$ 0**performance**

All work is to comply with Current IBC, or State Building code, Performance Manual guidelines and or local building, electrical and plumbing codes with inspections and permits when applicable.

All work to be done in a quality and PROFESSIONAL manner.

All work to include any items or components required for a complete and functional system. Incidental items not mentioned in the specifications or listed in RESPEC that can reasonably and legitimately be inferred to belong to the work described or be necessary, in good practice to provide a complete system shall be furnished and installed as though called out in every detail.

4

\$ 0**ALL LEAD WORK**

INTERIM CONTROLS, AND ABATEMENT CONTROLS, REMOVAL OR REPLACEMENT OF LEAD BASED PAINTED SURFACES OR COMPONENTS MUST BE DONE BY TRAINED, LICENSED CONTRACTORS AND WORKERS, AND MUST BE DONE IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GUIDELINES, 24 CFR Part 35, et al.

**Roof Repairs**

5

\$ 11,250**Tear Off Existing Roof and Install New**

Remove existing roofing and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing.

Replace all flashing at chimney and install 15# felt paper, aluminum drip edge, new valley metal, vent boots, and new 235 lb. composition 25-year fiberglass shingles.

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON- EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

-Roof Options: Price per sheathing replacement allowance, materials and labor: \$1.50 per sq. ft.

**Mechanical**

6

\$ 10,500

Contractor Bid

Case Home 309-13-15

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Printed on: 2/11/2015 8:56:01 AM)**Install Split System Complete w/Ductwork etc.**

Remove old System including ducts and registers.

Install new furnace as specified including clean out, ductwork, thermostat, registers, flue liner and main disconnect to code.\*\*\*\*(Flue liner as needed for orphaned gas appliances, water heater etc. If not necessary, indicate in writing.)

Install a new 90+% AFUE, ENERGY STAR rated furnace and thermostat as specified including, ductwork, thermostat, registers, and main disconnect to code.

1) size the new furnace to the home per ACCA Manual J, Residential Load Calculations, submit your load calculation form with your bid showing the sizing of the furnace for the design heat load. Do not over size the unit.

This item will be considered incomplete and not paid without sizing specifications.

2) Install and vent the unit per manufacturer's instructions (PMI)

3) electrical supply must be a dedicated circuit with a switch at the unit.

4) unit must have a minimum 30 inch front clearance, when installed.

5) check the gas input to the unit

6) check the temp. rise and match to the unit ( PMI )

7) recheck for gas leaks

8) Install a new duct system make sure every room has correct air flow by performing a manual "S" and "D" which needs to be included with manual "J".

All furnace work must meet or exceed NFPA #54, as well as any other local codes

Install the ductwork for best possible efficiency. Use a reduced plenum system if possible.

size all ducts for best performance ( PMI ) and manual "J" for sizing and number of registers.

1) all joints in return air and supply ducts must be sealed

2) Install a filter chamber standard sized for filters and provide a case of filters for home owner.

3) Perform a static pressure test to prove meets required pressures.

Note: All attic installations of combined heating/cooling or condensing furnace equipment, requires the addition of a properly drained overflow pan and drain pump.

*Install security light in furnace room***Attic**

7

\$ 450

**Seal furnace cabinet**

Remove and seal furnace cabinet and plenum against air infiltration.

8

not complete \$ 400

**Fiberglass Insulation, Wall - ( R19) Batt**

Install the batts insulation in open wall cavities in and around furnace cabinet and all knee walls. Insulation shall be installed with the vapor barrier facing the conditioned area; insulation shall completely fill area between joints or studs and shall be secured with the appropriate mechanical fasteners. Material shall meet ASTM C665-86 or subsequently amended.

9

\$ 1600

**Blown Attic - Ext. Drill and Fill**

Used blow in insulation, to insulate the attic as roof repairs are made prior to replacing the shingles prior to drilling, and/or the drilling of stucco. Plg holes and reinstall siding. The 2 drilling methods are outlined below.

(2 hole method) Access each wall cavity with a minimum of 2 holes per story with no more than 5' distance between holes. Each cavity shall then be probed to locate fire stops or other obstructions which may necessitate additional entry holes to assure the maximum pressurization practical for that cavity.

Contractor Bid

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This process applies to exterior siding, sub-siding, and interior wall surface applications. Each cavity shall be insulated with material that is loose fill cellulose in conformance to ASTM C739-91 and ISS 16 CFR, Part 1209.

(Single hole method) Access each wall cavity in a single place at either the top or bottom of each wall cavity. Accesses will then be probed to locate fire stops or other obstructions that may necessitate additional entry holes. A flexible tube long enough to reach the opposite end of the cavity shall then be inserted into the cavity and be withdrawn as the cavity fills and pressurizes with materials. This process applies to exterior siding, sub-siding, and interior wall surfaces. Each cavity shall be packed with material.

**Electrical**

10

\$ 2200

**Upgrade Electric to ( 200 ) Amp Service**

Disconnect existing service. Install new (200) amp 3 wire service and panel, complete with a main breaker, and breaker style circuits, with all circuits labeled and balanced. Square D, Cutler-Hammer, Westinghouse or approved equal. Upgrade to meet NEC and Gila county 2012 electric code.

11

\$ 3850

**Do all electrical repairs as listed**

Make all repairs listed below, and/or on the attached electrical report.

- 1) Replace outlets with GFCIs at all locations within 6' of water source including kitchen sink, bath lavatories, washer, exterior outlets, etc. Install to NEC. ( Per CABO 4402.4, this does not apply to single receptacle supplying a permanently installed sump pump. )
- 2) Exterior outlets to have weatherproof covers.
- 3) Replace any missing or cracked outlets, switches, or covers.
- 4) Replace any burnt out bulbs.
- 5) ~~Bathroom~~ and laundry to each have a minimum of one 20 amp dedicated circuit. *Bridge*
- 6) make all repairs to electrical problems in kitchen include new light fixtures.

Bring other hazards to the rehab specialist attention such as old and defrayed wiring, light fixtures that do not work after replacing bulbs etc. .

**Exterior Trim**

12

\$ 1200

**Replace Fascia**

Remove and dispose of all existing fascia and replace with new material to match existing. Prime all sides before installation. Caulk all seams and nail with galvanized nails. Finish to match existing.

13

\$ 600

**Repair Stucco**

Remove damaged materials to solid surface, wet surface and stucco to match existing surface. Two coat process shall be used, patch south side and any other repairs needed.

**Porch**

14

\$ 500

**Replace Porch Decking**

Remove and dispose of existing decking; pull all nails and repair joist as needed, replace decking with 3/4" plywood. seal plywood prior to install to ensure good coverage.

**Windows**

15

\$ 3600

**Install New Vinyl Replacement Windows**

Install new vinyl, double pane double hung window in place of all existing windows unless otherwise

Contractor Bid

Case#

Home 309-13-15

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specified. Make any repairs needed to insure the integrity of rough opening. Include all hardware and trim (exterior wood to be wrapped). Include drip cap and aluminum screen. All interior and exterior wall repair to be included. Caulk as necessary.  
Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.40 solar heat gain 0.55 as of August 2002.

north side windows, in living room may remove the three windows and replace with one if so may make smaller width wise and taller size of the two windows lowest and tallest points. To eliminate window at the bottom of stairwell.

**Doors**

16

Front 36 #2 in notes \$ 1400

**Install 2 Prehung Exterior Door**

Provide and install factory hung 1-3/4" raised panel/metal clad/foam core door, (Pease, Thermatru, Stanley or approved equal), complete with keyed lockset and trim both sides, dead bolt, vinyl bubble weatherstripping, and aluminum threshold. Make all necessary wall repairs and finish system to owner's preference.

17

\$ 2400

**Install Prehung Exterior Door**

Provide and install factory hung stationary large windowed panel/metal clad/foam core door, (Pease, Thermatru, Stanley or approved equal), complete with keyed lock set that match the other doors and trim both sides, dead bolt, vinyl bubble weatherstripping, and aluminum threshold. Make all necessary wall repairs and finish system to owner's preference.

Note: remove the sliding door and replace with new door and install new floor to ceiling windows installed equally on either side of door, to fill in the additional opening.

**Structural**

18

\$ 3600

**Eliminate wood to earth contact**

Repair as specified below.

- 1) Install concrete or brick block or pads to existing post.
- 2) Install concrete barrier as needed where pads are not a option.

subbing as much as possible

all work is to be done in the basement of home.

**Plumbing Repairs**

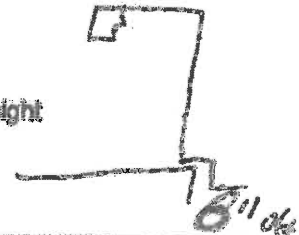
19

\$ 2200

**Relocate Hot Water Heater**

Remove and dispose of old unit and install new 40 gallon energy-efficient out of the basement in a new manufactured housing on the north side of home use the existing flue and remove all extra plumbing install unit to gila county's new plumbing code.

- 1) Include new shut off valve.
- 2) Install with new water flex lines.
- 3) Install a drain line from the pop-off valve to below the floor level, then horizontally in sight
- 4) Install to include dielectric unions
- 5) Install a new gas flex line.
- 6) Include new concrete pad.



20

\$ 1200

**Repair Water Lines**

Remove any defective lines and replace to codes.

Contractor Bid

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Painting

21 \$ 1400

Patch Holes

Patch all holes in sheet rock, walls, floors, ceilings or any visible holes in the house.

22 \$ 600

Caulk House Complete

Interior / Exterior

Clean all surfaces and caulk to provide leak-free seal according to Performance Manual guidelines.

23 \$ 5500

Paint House Complete

Scrape all peeling and loose paint free from surface and apply one coat of primer to all bare wood. Allow to dry, and apply finish coat of acrylic. Include all trim in complete house painting. Interior gets one color to home owners preference. exterior main body has to be light in nature and preapproved by housing services personal prior to application and trim may be of any color.

Stairway

24 \$ 600

Repair Stairs

Remove all defective materials and replace with new material to match existing. Repair as specified to leave stair system in tight, safe working condition. Only from living room to bedroom on south side.

Job Total Cost: \$ See Below

25) install gas in-let complete with  
flv and ~~pipe~~ piping  
\$ 900

26) secure railing @  
\$ 275.

JOB TOTAL \$  
COST 56,225.00